



FOR SALE / MAY LET

Business Not Affected

Basement, 66 Mount Pleasant, Liverpool, L3 5SD

- Substantial Basement Premises with Rear Yard
- Well Established Inner City Location
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 165.2 sq.m (1,777 sq.ft)

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Location

The subject property is situated fronting onto Mount Pleasant at its junction with Roscoe Street on the outskirts of the inner city retail core with the main shopping district of Liverpool One approximately 0.2 miles west. The immediate surrounding area comprises mainly a mixture of office and retail occupiers which includes barber shop, restaurants and Tesco Express to name but a few. The property is also in close proximity to a number of university buildings and student accommodation served well by excellent transport link.

The Property

The subject property comprises a basement premises within a four story end terrace period brick building. Internally, the property benefits from quarry tiled flooring, suspended ceiling incorporating spot lighting with the area separated by way of fixed glazed partitioning, WC and kitchen provision. Externally, the property benefits from kerbside parking provision (pay & display) with the rear of the premises comprising a small paved area and parcel of land

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Main Retail Sales: 113.3 sq.m. (1,220 sq.ft.)

Office 1: 13.8 sq.m (148 sq.ft)

Office 2: 15 sq.m (162 sq.ft)

Store: 8.8 sq.m (90 sq.ft)

Kitchen: 14.7 sq.m (158 sq.ft)

WCs: Not Measured

TOTAL: 165.2 sq.m (1,777 sq.ft)

Tenure

We understand the property is held by way of a long leasehold interest for a Term of 125 years

commencing September 2009 with a ground rent of £500 per annum. Further details are available upon request.

Alternatively,

The premises are available to let by way of an effectively Full Repairing and Insuring Lease for a term to be agreed.

EPC

Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,750.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Price

£255,000 plus VAT.

Rent

£25,000 per annum, exclusive of rates, V.A.T. and all other outgoings.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

